

# FOR LEASE

## Westwood I

6216 Bury Drive

Eden Prairie, MN 55346



## SUMMERHILL

Commercial Real Estate, LLC



## LEASE DETAILS:

|                         |                   |          |
|-------------------------|-------------------|----------|
| <b>6214 Bury Drive:</b> | <b>Office:</b>    | 2,885 SF |
|                         | <b>Warehouse:</b> | 4,602 SF |
|                         | <b>Total:</b>     | 7,487 SF |

**Net Rental Rates:** \$12.00 PSF Office/\$7.00 PSF Warehouse

**RE Tax/CAM:** \$4.75 PSF (est.)

- Good glass line providing abundant natural light.
- Existing cubicles are available, currently set up for 8 people.
- Existing office layout consists of main open office area, large conference room, kitchenette, two (2) lab rooms/offices and warehouse.
- 18' clear height, with two (2) docks (one shared dock.)
- 400 AMPS—3 Phase Power. Warehouse is 100% A/C.
- 3.8:1,000 square foot parking ratio.
- Great image building with ribbon glass.
- Desirable location near Crosstown 62 & I-494 w/excellent hwy access.
- Located adjacent to Eden Prairie/Minnetonka trail system, near many other city parks and trails.
- Locally owned and managed.

## CONTACTS:

**Patrick Lensing, CPM**

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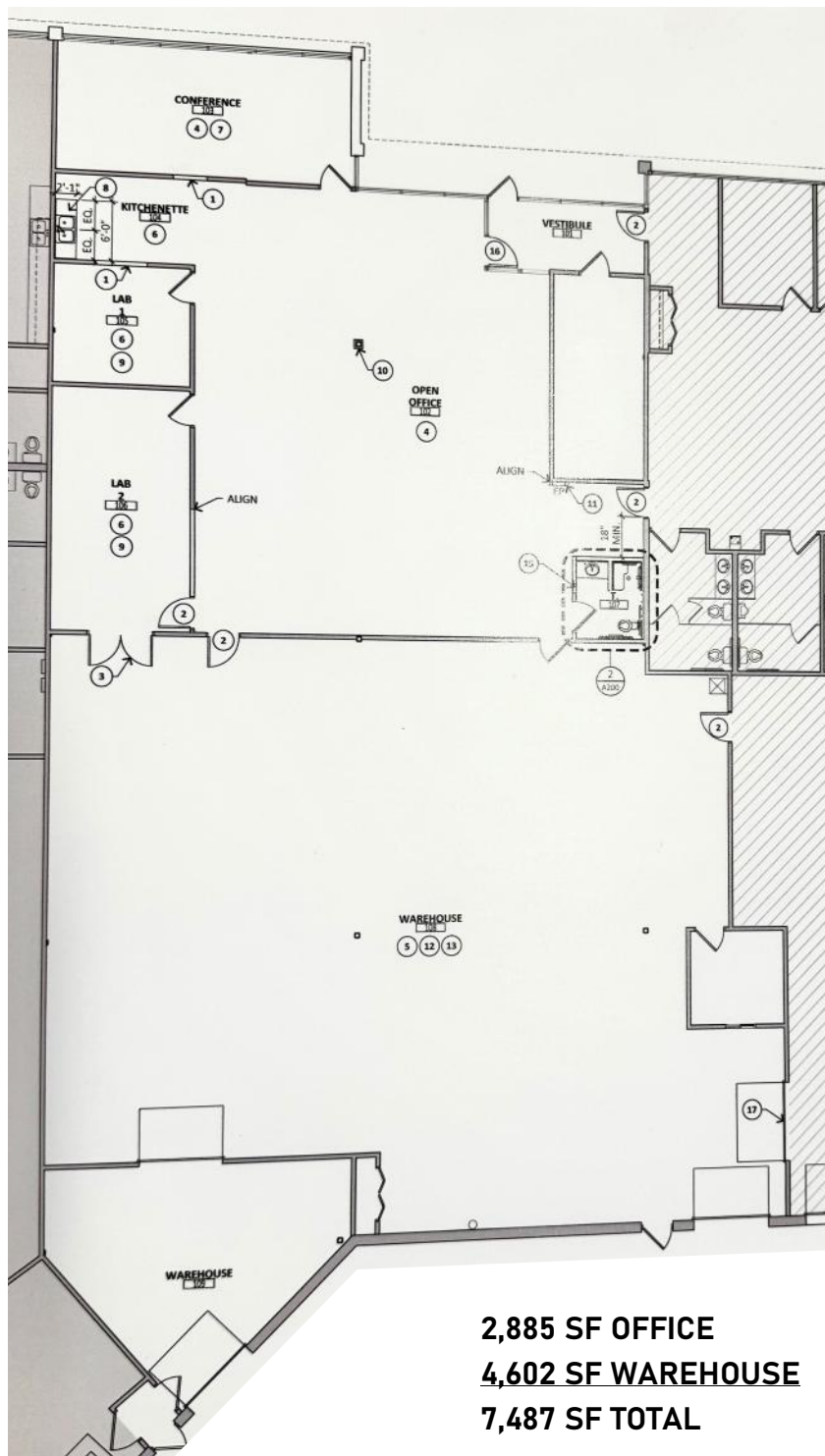
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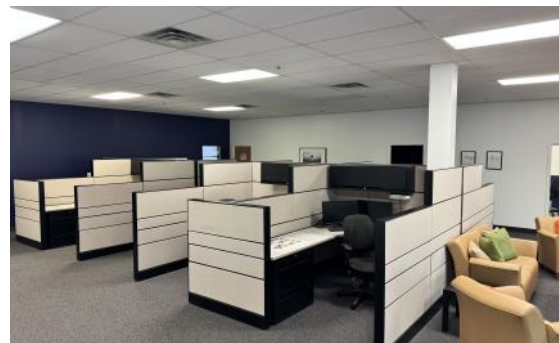


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**2,885 SF OFFICE**  
**4,602 SF WAREHOUSE**  
**7,487 SF TOTAL**



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